

September 13, 2021

The meeting of the Little Creek Town Board was called to order at 7:02 pm by Mayor Glenn Gauvry. Three Commissioners were present, Judy Hegman, Stacy Hoffer, and Penny Gentry and 4 townspeople, Carol Williams, Bill Clark, Clay Crommett and Doug Hegman.

The minutes of previous meeting were accepted in written form and a motion was made by Stacy and seconded by Judy to accept the minutes. Motion carried.

Judy read the Treasurer's Report and a motion was made by Stacy and seconded by Penny to accept the Treasurer's Report. Motion carried

Judy read a list of bills. A motion was made by Stacy and seconded by Penny to pay all bills. Motion carried

### COMMUNICATIONS

None.

### OLD BUSINESS

Grant money deposited in Municipal Street Aid account. Has to be transferred to General Account.

Theresa – not sure of status of letters

Tow Yard – The Judge postponed ruling, which was due in July originally, postponed until December, but something changed on docket will be making ruling on 10/2. Called a meeting between our Council and the Jayne's Council. Kyle doesn't believe they are going to transcribe the conversation between them and the judge, in terms of the ruling that's coming up the first week in October and he thought we should have that done and Glenn agreed. Told him to go ahead, but in case we lose or we win and there is some sort of appeal, it would be helpful to have what the Judge actually said and what was said by both attorneys on record so we could use as a reference point. So it is not being transcribed by the Judge and we have it done we would have to pay for it. So we should have it done and pay for it. We will know on October 1 what is going on. Can save money if Town splits the costs with the other side. Kyle will see if they are interested.

Sidewalks – was going to ask Theresa what was going on since haven't seen any improvement in those properties that needed to do work.

Bailey Property – back taxes paid a couple months ago. Glenn asked County about containers in the back of his trailer being used as sheds. Not County violation under their code but it was a

Town violation they could help enforce. Told them that is what we wanted did not want residents in Town bringing containers and parking them in their backyards as pseudo sheds. They will add that to their list of things they will be overseeing or his property. Not sure where they are with this just know they are working on it.

Monique Gravatt House – Received letter about problems she was having with property and Glenn responded. Told her it was matter between her and her lawyer to get the people out, their lease is expired once she gets them out that this is not a problem for us since they would not be living in Town. Moratorium on evicting people is expired and removed. Tattoo parlor she thinks they are running going to Public Health is the smart way to go told her the car they have parked there is on Town property and they need to move it. Glenn left notice on car they are on Town Property if not moved will call Tow Yard, giving them until 9/14 to move the car or he will have it towed.

Glenn apologized to Stacy about finished ordinance, she did complete. Didn't find it in inbox. Wants to get County Code for Home Improvement, Kent County Property Maintenance Code, which the Town adopted, and the searchable version of the Town's Ordinance, have them paired and posted so it is easier for Dennis and Theresa, and anyone else who thinks they may be in violation, so they can search have easy access to look at Ordinances. Table of Contents hyperlinked not sure if it perfect. If notice anything let Stacy know.

Renters – not sure if we have everybody who is renting. Only person not paid- revised website, needs to send check. She did pay \$500 in May. She was the last one. City of Dover did not have online payment for bill until 2 years ago. As they do not like then fine them.

Village Inn – sold Tom Antonio bought it, see where it goes. Put Diner on it. Not sure if he has funding. A wait and see.

Hydrology Study – will be done in 2 weeks and have results from Stone Tavern north. Based on that U of D people will be able to piggy back on that from Stone Tavern south then have complete study Town that will allow us to go after funding to implement what these studies said we should do.

Cavaliers need a name Erin Black. Need address. Do have their real estate agent. Stacy has to confirm agreements concerning demolition with them. Stacy forwarded property info to Judy. Judy will contact the County for mailing address.

Land Development Ordinance – Joe needs letter from Town make sure Council on board with what he is getting ready to do. Getting ready for #4, Ice Cream Parlor, on Plan #1, Building he is currently in. County has moved with up cutoff date for him to hook into sewer by first week in October to file permit. If not he has to do from scratch the way they made him do the well. Asking for letter from Town. UD team met with him and made changes discussed on Plan, way

it is going to be to scale, measurements all put in and each number is of micro rental units. Will be building off to right of permanent structure at some point, not part of this which is a whole separate issue. Giving him permission to build what we have always been following along with which is Waterman's Village. Carol to stipulate in letter Town giving approval for the plan with what we have now and contingent with upon it abiding with the Land Development Ordinance we have under development at the moment. Talked to Joe and let him know it will be held accountable to follow new Ordinances currently under development, and he was OK with that, unless legal reason no problem with that. Approving this plan as presented and with the condition that he moves forward in keeping with the land development ordinances currently under development. Bathrooms - one in his place right now and others in ice cream parlor, which is why he needs sewer in order to connect #4, which is where the house was, has to apply for permits before first or second week of October or will not grandfather in to use and have to have new sewer. Oking site plan. Not sure why taxes are so low. Will be revising taxes anyway. Property needs to be reassessed. Looking at taxes as well, feels town is not paying enough. County will be doing a reassessment. Glenn on one of those County Committee for Re-zoning. Approving complex of little Micro-retail shops. Motion made by Penny to accept micro-retail site plan as developed by the U of D for purpose of Joe Petrolius getting permits from the County contingent upon the site plan being followed in accordance with the new Land Development Ordinance, which has not yet been approved. Seconded by Stacy. It is approved. Town Board did a verbal vote, those in favor of the motion – Glenn Gauvry, Judy Hegman, Stacy Hoffer and Penny Gentry – Board Members, all in opposed – none. Motion carried.

Meeting with Jennifer with over order is the last of it changes. Bill very detailed oriented, did an excellent level of review. Last meeting today, final document done later this week. What they have stated is for Town to approve it. Rental agreement stand alone document, if approved as part of the original motion would have had to stay in Ordinance, put in later not part of original motion. Will give to Glenn clean to post. Flood Plain stand alone document, and remain so. New 111 document wholesale rewrite of old Land Development Ordinances. Throw old document away and adopt new one. Would adopt the same as other ordinances, hold a public hearing and have new document available for review. If Glenn get it will post on our website as a draft, put it under News Section on website so people know it is there, link to new Section, Draft to review allows rest of month for people to review, October will start process to notice the public hearing. Have hearing in November. Jennifer will be happy to participate in November meeting if there are questions. Glenn will send a file so it can be printed. Will send to Penny. Copies for board members, 1 printed copy. Going to Staples and get ordinance printed copy for hard review print.

Jennifer asked Solicitor to review fines in new code. Made them high. Ask Solicitor to review determine how high we could go. Glenn will contact Solicitor to assess fees in that section alone, after he receives copy from Jennifer. Will get back to Jennifer after he reviews that. Look through ordinances, look at areas that you have personal interest if do not want to look at all ordinances. Look at for any future ordinances, temporary storage, changes with that containers in back yards, do not want, it is being addressed. Parking being addressed parking in front of

houses, parking spaces not being taken up by home businesses in excess. Grandfathering in general a lot of home businesses have been excluded. Tattoo parlors no longer allowed, sale of marijuana no longer allowed. Pet peeves addressed. If think things should be back in let Glenn know.

Nothing under Utilities for Water. Note that Town does not have a Water Utility all wells. Encourage Town to take necessary steps to make sure wells are safe, shallow wells. Water in Town not what we think it is. Put responsibility on Developer for wells, that water is safe. Grandfather Sunset clause for conditional use commercial property in residential areas. Commercial property in residential areas will be sunset also. Have 20' for either side excessive, 15' front and 10' back, most of the lots in Town only 50' wide, in old section, some are not. Grandfathered in, if house burns down. Looking ahead, if someone wants to buy house next to Stone Tavern, they feel it is not worth restoring tear it down. Not Grandfathered in if 20' required on either side to rebuild on this property. Making sure we're not shooting ourselves in the foot if we do not allow them to rebuild. Carol clarified that the 20' setbacks are for commercial property and not residential. Mistake that Town allows homes to be put in sideways and do away with driveway. No access to back yards. Have to ask neighbors for access. Should be 5' on one side 10' other side allows access to rear of property.

Talk to Scott or Cheryl about Rinehart property and using as extension of back yard. Not allowed under code or new code. Reverse frontage lot. Not allowed in current ordinances. If give permission to one person would have to give permission to all, unless extenuating circumstances. Not allowed currently. Ordinance does not permit what he is proposing to do. Town Board would have to meet to conditional use permit. No extenuating circumstances. Ordinances addressing current into the future issues. Scott needs to talk to Carol and Town Board before they do anything with property. Conditional use permit. Carol will contact Scott about property. Doesn't want another situation as with apartment.

Got \$8000 from COVID money. Waiting for clarity and definition of non-profit. Need to know what to use money on. Keep money in Town. Give to non-profit to work in Town.

Motion made at 8:02 p.m. by Judy and seconded by Stacy to adjourn. Motion carried.

Respectfully submitted,

Penny J. Gentry  
Secretary

